

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0200 – Expo Business Park

**P.C. DATE:** October 28, 2008

**ADDRESS:** 6133-6235 East Stassney Lane

**OWNER:** Expo GLO, L.L.C.  
(Lance Sallis)

**AGENT:** Trammell Crow Company  
(Brad Maples)

**ZONING FROM:** GR-MU-NP

**TO:** LI

**AREA:** 37.00 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant limited industrial services – conditional overlay – neighborhood plan (LI-CO-NP) combining district zoning. The Conditional Overlay prohibits basic industry and resource extraction, and establishes a 100-foot wide building setback along the south property line and a 50-foot wide building setback along the east property line.

If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerline should be dedicated for Stassney Lane according to the Transportation Plan.

### **PLANNING COMMISSION RECOMMENDATION:**

October 28, 2008: *APPROVED LI-CO-NP DISTRICT ZONING AS STAFF  
RECOMMENDED, BY CONSENT.*

*[J. REDDY; S. KIRK – 2<sup>ND</sup>] (9-0)*

### **ISSUES:**

The Applicant is in agreement with the Staff recommendation.

A letter of support for the Applicant's requested neighborhood plan amendment and rezoning cases from the Southeast Combined Neighborhood Plan Contact Team is attached at the back of the Staff report.

### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of undeveloped tract located on the east side of East Stassney Lane, and is zoned community commercial – mixed use – neighborhood plan (GR-MU-NP) combining district. Expo Business Park Sections I and II are located to the north and northwest (LI-PDA); McKinney Falls State Park is to the east and southeast (DR); undeveloped land owned by the State is to the south (DR); and there is undeveloped land to the west (W/LO-CO-NP; LI-CO-NP). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant is seeking to construct an additional section of Expo Business Park consisting of 435,000 square feet of light manufacturing space, including solar panel fabrication and wind turbine fabrication businesses, and is requesting the limited industrial services (LI) zoning district. Given the presence of similar zoning and businesses to the north, location on an arterial roadway and separation from residential areas, Staff recommends LI-CO with the Conditional Overlay prohibiting basic industry and resource extraction, as were prohibited with Sections I and II, and increasing the building setback adjacent to McKinney Falls State Park to 100 feet along the south property line and to feet on the east property line.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-MU-NP	Undeveloped
<i>North</i>	LI-PDA-NP	Business Park
<i>South</i>	GR-MU-NP; DR	Undeveloped; McKinney Falls State Park; Golf course
<i>East</i>	DR	McKinney Falls State Park; Texas Parks and Wildlife office
<i>West</i>	W/LO-NP; LI-PDA-NP	Undeveloped

**NEIGHBORHOOD PLANNING AREA:** Southeast      **TIA:** Is not required  
Combined (McKinney)

**WATERSHED:** Williamson Creek      **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No      **SCENIC ROADWAY:** Yes,  
Stassney Lane

**NEIGHBORHOOD ORGANIZATIONS:**

96 – Southeast Corner Alliance of Neighborhoods  
 176 – Kensington Park Homeowners Association  
 300 – Terrell Lane Interceptor Association  
 428 – Barton Springs / Edwards Aquifer Conservation District  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 688 – Southeast Neighborhood Planning Contact Team  
 743 – Southeast Austin Trails & Greenbelt Alliance  
 774 – Del Valle Independent School District  
 786 – Home Builders Association of Greater Austin  
 1037 – Homeless Neighborhood Association      1113 – Austin Parks Foundation

**SCHOOLS:**

The subject property is within the boundaries of the Del Valle Independent School District.

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-03-0029 – Southeast Combined Creek Setback, South of Burleson Road and west of Stassney Lane	W/LO-NP; LI-CO-NP; LI-NP to W/LO-CO-NP and LI-CO-NP	To Grant W/LO-CO-NP and LI-CO-NP with the CO establishing a setback that prohibits development for 50 feet in both directions from the centerline of an open waterway, with exceptions of utility crossings, hike and bike trails, driveway crossings and roadway crossings	Approved W/LO-CO-NP and LI-CO-NP as Commission recommended (6-5-03).
C14-95-0129 – Expo Center Section II – West side of Burleson Road at Montopolis Drive	DR to LI-PDA	To Grant LI-PDA with prohibited uses of basic industry and resource extraction, PDA performance standards and conditions of the TIA	Approved LI-PDA (3-7-96).
C14-95-0128 – Expo Center Section I – East side of Burleson Road at Montopolis Drive	DR to LI-PDA	To Grant LI-PDA with prohibited uses of basic industry and resource extraction, PDA performance standards and conditions of the TIA	Approved LI-PDA (3-7-96).

**RELATED CASES:**

The Southeast Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on October 10, 2002 (C14-02-0128 – Ordinance # 021010-12b).

A Neighborhood Plan Amendment to change the Future Land Use Map (FLUM) from Mixed Use to Industry is also being considered (NPA-2008-0014.02 – Expo Business Park). There are no pending subdivision or site plan applications on the subject property.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
East Stassney Lane	100 feet	2 @ 22 feet	MAD4	14,620 (Travis County, 2005)

- There are existing sidewalks along both sides of Stassney Lane.
- Stassney Lane is classified in the Bicycle Plan as a Priority 1 bike route.
- Capital Metro bus service is not available within 1/4 mile of this property.

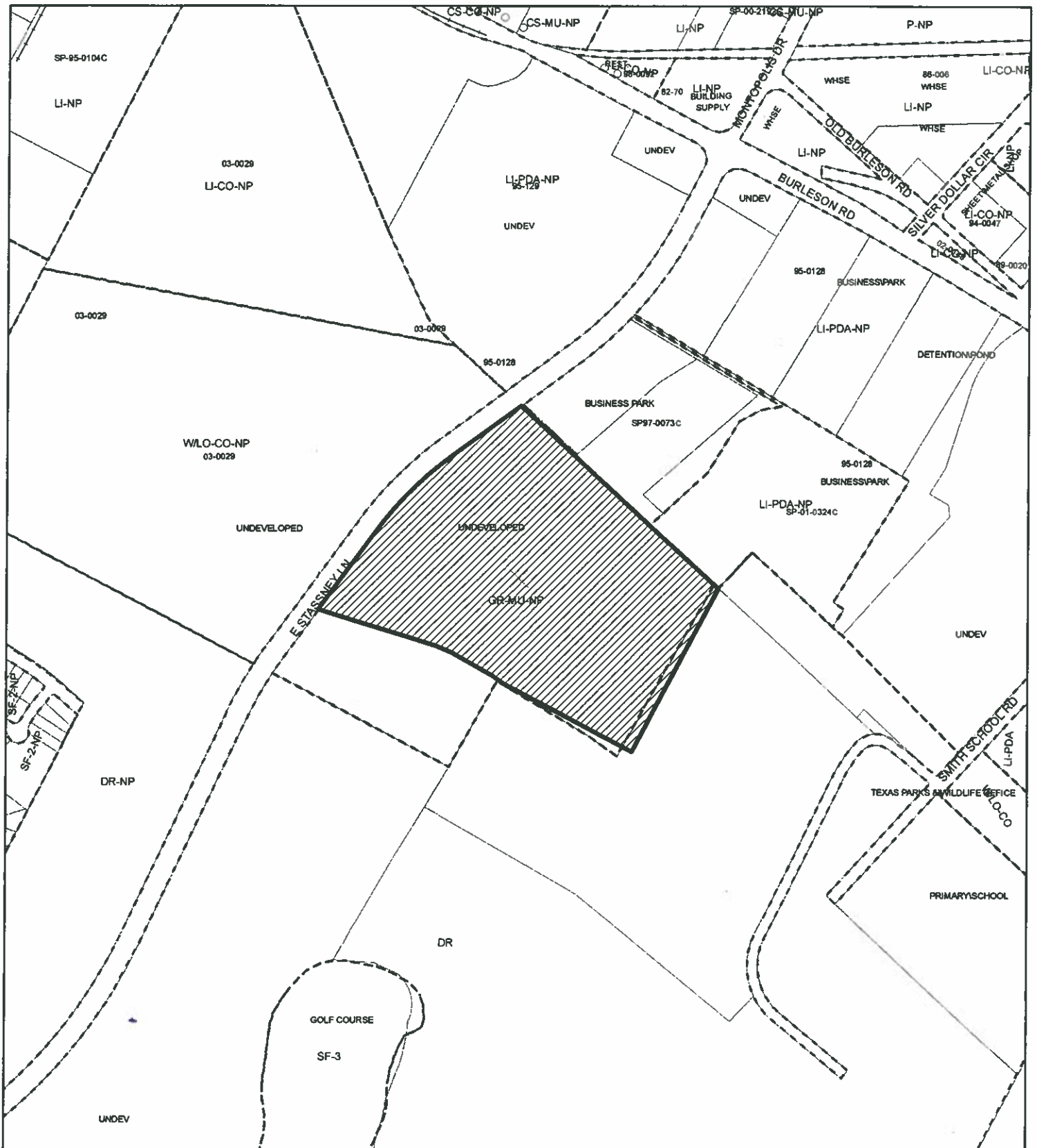
**CITY COUNCIL DATE:** November 20, 2008      **ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us




**PHONE:** 974-7719



**EXHIBIT A**



1" = 600'

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**OPERATOR: S. MEEKS**

**ZONING**

**ZONING CASE#: C14-2008-0200**  
**ADDRESS: 6133-6235 E STASSNEY LANE**  
**SUBJECT AREA: 37.000 ACRES**  
**GRID: K16**  
**MANAGER: W. RHOADES**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant limited industrial services – conditional overlay – neighborhood plan (LI-CO-NP) combining district zoning. The Conditional Overlay prohibits basic industry and resource extraction, and establishes a 100-foot wide building setback along the south property line and a 50-foot wide building setback along the east property line.

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**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The LI district designation is for a commercial service use or limited manufacturing use generally located on a moderately sized site.

*The property has frontage on East Stassney Lane, a major arterial.*

*2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Given the presence of similar zoning and businesses to the north, location on an arterial roadway and separation from residential areas, Staff recommends LI-CO with the Conditional Overlay prohibiting basic industry and resource extraction, as were prohibited with Sections I and II, and increasing the building setback adjacent to McKinney Falls State Park to 100 feet along the south property line and to feet on the east property line.

**EXISTING CONDITIONS****Site Characteristics**

The subject property is undeveloped and moderately vegetated and slopes to the southeast, towards McKinney Falls State Park.

**Impervious Cover**

The maximum impervious cover allowed by the LI zoning district would be 80% which is based on the more restrictive zoning regulations.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land

Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with this rezoning case. Please be aware that an approved rezoning status does not eliminate the requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Stassney Lane. If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerline should be dedicated for Stassney Lane according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].



**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**Site Plan and Compatibility Standards**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

October 3, 2008

Mr. Gregory Montes  
City of Austin  
Neighborhood Planning and Zoning Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

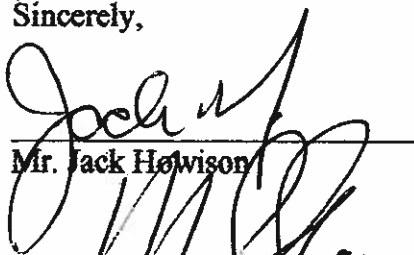
Re: Proposed Neighborhood Plan Amendment  
NPA-2008-0014.02

Dear Mr. Montes,

As representatives of the Southeast Combined Neighborhood, we attended the October 1, 2008 meeting with you and representatives of Trammell Crow Company at the Dove Springs Recreation Center. The purpose of the meeting was to discuss a proposed amendment to the Future Land Use Map for the McKinney Neighborhood Planning Area. Based upon our discussion, we understand that the applicant wishes to amend the Future Land Use Map to reflect a use of "Industry" in lieu of "Mixed-Use" as currently shown. We also understand that the applicant has filed an application for a zoning change from GR-MU-NP to LI-NP.

As longtime residents of the area and active Southeast Combined Neighborhood Plan Contact Team members of the Neighborhood Planning and Zoning process, we are aware of the subject tract's location and history. After discussing the proposed amendments with both City staff and the applicant, we believe that the proposed amendments are appropriate and offer this letter as evidence of our support.

Sincerely,

  
Mr. Jack Holwison

  
Mr. Lee Sloan